

1. CALL TO ORDER

Mayor Mazza opened the meeting at 7:00 p.m.

Sunshine Law Announcement – “I would like to announce and have placed in the Minutes that adequate notice of this special meeting of the Union Township Committee has been provided in accordance with the “Open Public Meetings Act” by electronic mail to Hunterdon County Democrat and Courier News, posted on bulletin board in the Municipal Building and by filing a copy of the notice with the Township Clerk”.

2. FLAG SALUTE**3. ROLL CALL** - Present: Matt Severino, Bruce Hirt, Frank Mazza, Page Stiger, David Stothoff.

Absent: None

Also Present: J. Peter Jost, Township Attorney and Ella M. Ruta, Municipal Clerk

At this time, Atty. Jost stated that the Committee intends to go into a brief Executive Session and asked that the following Resolution be adopted:

RESOLUTION #2019-66**Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12**

WHEREAS, the Township Committee of the Township of Union is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Township Committee of the Township of Union to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

1. _____ Matters Required by Law to be Confidential: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
2. _____ Matters Where the Release of Information Would Impair the Right to Receive Funds: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
3. _____ Matters Involving Individual Privacy: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
4. _____ Matters Relating to Collective Bargaining Agreements: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

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5. _____ Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds: Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

6. _____ Matters Relating to Public Safety and Property: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigation of possible violations of the law.

7. X Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

8. _____ Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

9. _____ Matters Relating to the Potential Imposition of a Penalty: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union, assembled in public session on June 5, 2019 at 7:02 p.m. in the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion Carried

The Committee returned to regular meeting session at 7:16 p.m.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt	x		x			
Mr. Stiger		x	x			
Mr. Stothoff			x			

Motion Carried

4. THE FOLLOWING BUSINESS WAS TO BE CONDUCTED AT THIS SPECIAL MEETING**a. Public Hearing/Adoption of the following Ordinances:**

Attorney Jost read the Ordinances by title

**ORDINANCE # 2019 – 6
ORDINANCE AUTHORIZING AND RATIFYING THE USE OF THIRD PARTY
ELECTRONIC PAYROLL SERVICES**

To open Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff			x			

Motion carried

No comments/questions from the Public

To close the Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff			x			

Motion carried

To adopt on the second reading

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt		x	x			
Mr. Stiger			x			
Mr. Stothoff	x		x			

Motion carried

**ORDINANCE 2019 - 7
AN ORDINANCE AMENDING THE LAND USE CHAPTER
OF THE CODE OF THE TOWNSHIP OF UNION,
HUNTERDON COUNTY, NEW JERSEY
REGARDING TWIN HOUSES**

To open Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt		x	x			
Mr. Stiger			x			
Mr. Stothoff			x			

Motion carried

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Gerry Dziedzic, 615 Main Street, Pattenburg, asked for a brief explanation and summary of the Ordinance. He questioned the deadline of July 1, 2019, which, he said might suggest there could be an open application before UT Planning Board and asked if the change was in fact to bar the applicant from building the Twin Homes. Atty. Jost said that the only change associated with the Ordinance is eliminating construction of Twin Homes as a permitted use in a Village Residential (VR) zoning district.

Messrs. Severino and Stothoff emphasized that the Ordinance will apply to future applicants.

Atty. Jost said the changes came to the attention of the Committee because of an application pending before the UT Planning Board. He said no additional comments would be provided at this time about the status of that pending application. Mr. Jost stated that changes to the Ordinance would not have any effect on properties in the VR zone.

Mr. Dziedzic asked if the changes will affect the application before the UT Planning Board. Atty. Jost said the application is for a subdivision and at this time, it cannot be determined as what the ultimate resolution to that application would be.

Tom Quinn, 623 Main Street, Pattenburg, asked what the Ordinance means for that particular application.

Mr. Stothoff explained the details of the subdivision application. Mr. Quinn asked if the property is under the Highlands Act regulations. Atty. Jost said it is in the Highlands Planning Area not the Preservation Area.

Kay Mazzetta, 558 Main Street (former schoolhouse), Pattenburg said her question does not pertain to the Twin Homes issue. She said after reading information received there is no allowance for a schoolhouse as a use. Atty. Jost said the question/comment is not relevant to the discussion and stated that the former schoolhouse is a preexisting nonconforming use.

Mr. Mazzetta asked how property taxes and school enrollment would be affected by changing the Ordinance. Atty. Jost said it is hard to predict. Mr. Stothoff said all are good questions that should be asked of the Planning Board. He said that tonight the Committee is trying to address the zoning change and reassess what was previously allowed within the VR zone.

Mr. Quinn asked if the application before the Planning Board is for low-income housing. Mr. Stothoff said all that has been approved is a seventy-four lot subdivision in conformance with the Township's zoning regulations.

Victor Belsante, 32 County Road 635 asked if his or the neighboring properties would be affected in any way by this Ordinance. Members of the Committee assured Mr. Belsante that it will not.

To close the Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff			x			

Motion carried

To adopt on the second reading

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino		x	x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff	x		x			

Motion carried

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ORDINANCE #2019 - 8

**AN ORDINANCE APPROPRIATING THE SUM OF \$170,000.00 CURRENTLY LOCATED
WITHIN THE CAPITAL IMPROVEMENT FUND OF THE GENERAL CAPITAL FUND OF THE
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY FOR THE PURCHASE OF A
10 TON SINGLE AXLE DUMP TRUCK**

To open Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion carried

No comments/questions from the Public

To close the Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion carried

To adopt on the second reading

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion carried

b. Approval of 2019-2020 ABC (Liquor) Licenses

Attorney Jost asked the Committee members if action of any of the following resolutions should be taken separately. No request voiced by members of the Committee. Atty. Jost asked for a motion to adopt Resolutions 2019-67; 2019-68; 2019-69; 2019-70; 2019-71; 2019-72; 2019-73 regarding renewal of subject Liquor Licenses.

RESOLUTION #2019-67

**UNION TOWNSHIP, HUNTERDON COUNTY
2019-2020 PLENARY RETAIL DISTRIBUTION LICENSE – RENEWAL**

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Distribution License be issued in the Township of Union to be effective on July 1, 2019; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and delivery such license to the following licensee:

Name & Trade Name: Joseph V. Martin, Jr., Inc.
t/a Perryville Wine & Spirits

Location & Mailing Address: 72 Rte. 173 West
Hampton, New Jersey 08827

License #: 1025-44-008-003

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

**RESOLUTION #2019-68
UNION TOWNSHIP, HUNTERDON COUNTY
2019-2020 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL**

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2019; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and delivery such license to the following licensee:

Name & Trade Name: Dawnglow Inc.
t/a Hunterdon Hills Playhouse

Location & Mailing Address: 88 Rte. 173 West
Hampton, New Jersey 08827

License #: 1025-33-003-003

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

**RESOLUTION #2019-69
UNION TOWNSHIP, HUNTERDON COUNTY
2019-2020 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL**

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2019; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and delivery such license to the following licensee:

Name & Trade Name: Grand Colonial Operations LLC
t/a The Grand Colonial

Location & Mailing Address: 86 West Highway 173
Hampton, New Jersey 08827

License #: 1025-33-002-008

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

**RESOLUTION #2019-70
UNION TOWNSHIP, HUNTERDON COUNTY
2019-2020 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL**

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2019; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and delivery such license to the following licensee:

Name & Trade Name: Gatanis & Fokas Foods Inc.
t/a Mountain View Chalet

Location & Mailing Address: 154 State Rte. 173 West
Asbury, New Jersey 08802

License #: 1025-33-005-004

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

**RESOLUTION #2019-71
UNION TOWNSHIP, HUNTERDON COUNTY
2019-2020 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL**

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2019; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and delivery such license to the following licensee:

Name & Trade Name: Myriel Restaurant LLC
t/a Clinton Station Diner

Location & Mailing Address: 8 Route 173 West, Clinton, NJ 08809
301 County Route 639, Bloomsbury, NJ 08804

License #: 1025-33-007-009

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

**RESOLUTION #2019-72
UNION TOWNSHIP, HUNTERDON COUNTY
2019-2020 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL**

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BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2019; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to renew the following inactive "Pocket" license:

Name & Trade Name: JJ Development III LLC

Location & Mailing Address: 171 Route 173 Suite #201
Asbury, NJ 08802

License #: 1025-33-006-008

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

RESOLUTION #2019-73
UNION TOWNSHIP; HUNTERDON COUNTY
2019-2020 PLENARY RETAIL CONSUMPTION LICENSE; with Conditions
Honey Badger Entertainment, LLC t/a Pattenburg House

BE IT RESOLVED, by the Township Committee of the township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union effective July 1, 2019 and

BE IT FURTHER RESOLVED that the Municipal Clerk, or her duly authorized agent, is hereby authorized to execute, issue and deliver such license to the following licensee with the Special Conditions noted below:

NAME & TRADE NAME: Honey Badger Entertainment, LLC
t/a Pattenburg House

LOCATION & ADDRESS: 512 County Road 614
Asbury, NJ 08802

LICENSE NUMBER: 1025-33-004-009

Special Conditions: 1. All doors and windows, in the building, must be closed while music, live or recorded, is being played.

2. Live music shall not be played within the confines of the building at any other time than Thursday, Friday, Saturday or Sunday.

3. The petitioner shall provide a security person on all dates and at all times that live music is being played at the licensed premises.

4. The patio and deck adjacent to the Pattenburg House may be utilized for lunches and dinners with the deck and patio to be closed and all patrons removed there from by 10:00 p.m. every evening. All food orders and service shall terminate by 9:00 p.m. each evening.

5. The Pattenburg House is limited to 92 seats (persons to be served) and such patron count shall not be increased in the utilization of the patio and deck and the total seating capacity for service of patrons shall be 92 seats, including the patio, deck and restaurant/bar areas of the Pattenburg House.

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6. The only egress onto the patio and deck area after 10:00 p.m. shall be for “emergency exit” purposes only, and the outside gate to the deck shall be locked after 10:00 p.m. so that no entrance can be gained to the patio and deck area.
7. The door to the deck and patio area from inside the Pattenburg House shall be clearly marked as an emergency door.
8. The front door of the Pattenburg House shall not be propped or maintained in an open condition at any time that entertainment is performing.
9. The parking lot will be striped.

BE IT RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion carried

7. PUBLIC COMMENTS

James Panella, 325 Gano Road, said there is a water drainage problem on his property that was created by the Township Road Dept. He explained the issue in detail and said how difficult it is to mow his lawn because of the water runoff. He asked that the problem be remedied suggesting that if available, using the builder’s maintenance bond. Mayor Mazza said he would talk to the Township Engineer and inspect the property.

8. ADJOURNMENT - Meeting adjourned at approximately 7:44 PM

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger	x		x			
Mr. Stothoff		x	x			

Motion carried

Transcribed by: Ella M. Ruta, Municipal Clerk